140.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,400 / 727,400
					USE VALUE:	727,400 / 727,400
					ASSESSED:	727,400 / 727,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALKERI GURURAJ A & RAKHI
Owner 2:	
Owner 3:	
Street 1:	40 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KENNEY ANNE T/TRUSTEE -
Owner 2:	ANNE DOYLE KENNEY TRUST -
Street 1:	40 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,784 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1558 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4784.000	273,100	3,500	450,800	727,400
Total Card	0.110	273,100	3,500	450,800	727,400
Total Parcel	0.110	273,100	3,500	450,800	727,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.76 | /Parcel: 466.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90190
GIS Ref:
GIS Ref:
Insp Date: 11/29/17

!10842!

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,000	3500	4,784.	450,800	727,300	727,300	Year End Roll	12/18/2019
2019	101	FV	216,700	3500	4,784.	422,600	642,800	642,800	Year End Roll	1/3/2019
2018	101	FV	216,600	3500	4,784.	349,400	569,500	569,500	Year End Roll	12/20/2017
2017	101	FV	216,600	3500	4,784.	321,200	541,300	541,300	Year End Roll	1/3/2017
2016	101	FV	216,600	3500	4,784.	293,000	513,100	513,100	Year End	1/4/2016
2015	101	FV	204,600	3500	4,784.	287,400	495,500	495,500	Year End Roll	12/11/2014
2014	101	FV	204,600	3500	4,784.	267,100	475,200	475,200	Year End Roll	12/16/2013
2013	101	FV	204,600	3500	4,784.	254,100	462,200	462,200		12/13/2012

PRINT

Date	Time
12/11/20	01:05:32

LAST REV

Date	Time
12/28/17	18:21:43

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10842

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEY ANNE T/T	57066-287		6/29/2011		477,000	No	No		
KENNEY ANNE	26506-445		7/19/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2014	1182	Insulate			9/11/2014			Air sealing and in
10/2/2008	1261	New Wind	990					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
10/30/2008	Meas/Inspect	163	PATRIOT
4/12/2000	Inspected	264	PATRIOT
11/15/1999	Mailer Sent		
11/15/1999	Measured	243	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90190
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4784		Sq. Ft.	Site		0	80.	1.18	9									450,817						450,800	

Total AC/HA: 0.10983 | Total SF/SM: 4784 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,817 | Spl Credit | Total: 450,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32376790
Const Adj.:	1.01989794
Adj $ / SQ:	175.514
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395869
Depreciation:	122719
Depreciated Total:	273150

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

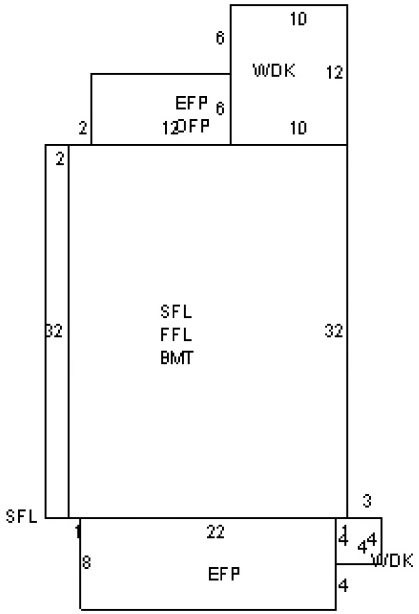
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.51
Special Features:	0	Val/Su Net:	98.17
Final Total:	273100	Val/Su SzAd	175.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	790	175.510	138,726
BMT	Basement	768	52.650	40,438
FFL	First Floor	768	175.510	134,795
EFP	Enclos Porch	248	38.960	9,663
WDK	Deck	136	13.620	1,852
OFP	Open Porch	72	40.200	2,894

Net Sketched Area:	2,782			Total:	328,368
Size Ad	1558.3999	Gross Are	2824	FinArea	1558

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1915	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

IMAGE

AssessPro Patriot Properties, Inc